



South Parade, Thorne Doncaster DN8 5DU

welcome to

South Parade, Thorne Doncaster

William H Brown Thorne are proud to present to the market this centrally positioned two bedroom semi-detached home. Featuring two double bedrooms, courtyard & excellent location, this home is perfect for first time buyers or young professionals! Viewing advised!



Entrance Hall

Entering into the property there is a front facing upvc door, carpet floor covering, stairs rising to first floor & cupboard space understairs.

Lounge

12' 6" x 11' MAX (3.81m x 3.35m MAX)

The lounge benefits from a front facing window, carpet floor covering, centrally heated radiator & open fireplace space (not in use).

Kitchen

13' 1" x 8' 2" (3.99m x 2.49m)

The kitchen benefits from fitted wall & base units with fitted sink & drainer, linoleum floor covering (with original stone floor underneath) & centrally heated radiator.

Landing

The landing leads off the entrance hall with stairs rising to first floor, carpet floor covering & loft access.

Bedroom One

14' 8" x 12' 7" (4.47m x 3.84m)

Bedroom one comprises of a front facing double glazed window, carpet floor covering & centrally heated radiator.

Bedroom Two

13' x 8' 3" (3.96m x 2.51m)

Bedroom two comprises of a rear facing double glazed window, carpet floor covering & a centrally heated radiator.

Bathroom

The family bathroom is located on the ground floor & benefits from bath with shower fitting overhead, wash hand basin & w/c, with linoleum floor covering & centrally heated radiator.

Outside & Exterior

To the front of the property there is garden space with mature shrubbery privatising from public footpath, to the rear of the property there is a block

paved patio area with outdoor passage way currently used as utility space with plumbing, electric & privacy to all sides of the garden.



view this property online williamhbrown.co.uk/Property/THN105339



welcome to

South Parade, Thorne Doncaster

- NO UPWARD CHAIN!!
- Excellently Positioned Across From The Park
- Close To Local Amenities/Motorway Links & Train Links
- Two Large Bedrooms
- Homely Features Throughout

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£125,000



view this property online williamhbrown.co.uk/Property/THN105339



Property Ref:
THN105339 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property


william h brown



01405 812334



thorne@williamhbrown.co.uk



8 King Street, Thorne, DONCASTER, South
Yorkshire, DN8 5BA



williamhbrown.co.uk